

003.0

0003

0002.A

Map

Block

Lot

1 of 2

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
1,238,500 / 1,323,400

USE VALUE:

1,238,500 / 1,323,400

ASSESSED:

1,238,500 / 1,323,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |  |
|-----|--------|-----------------------|--|
| 148 | -148A  | MASS AVE, ARLINGTON   |  |

| OWNERSHIP |                      | Unit #: |  |
|-----------|----------------------|---------|--|
| Owner 1:  | BOSTON MAJORDOMO LLC |         |  |
| Owner 2:  |                      |         |  |
| Owner 3:  |                      |         |  |

|           |                  |
|-----------|------------------|
| Street 1: | 73 TROWBRIDGE ST |
| Street 2: |                  |

|           |         |
|-----------|---------|
| Twn/City: | BELMONT |
| St/Prov:  | MA      |
| Postal:   | 02478   |

|                |                         |
|----------------|-------------------------|
| PREVIOUS OWNER |                         |
| Owner 1:       | WANG MING/ETAL -        |
| Owner 2:       | WANG JING WEI/YI WANG - |
| Street 1:      | 67 MAGOUN AVENUE        |
| Twn/City:      | MEDFORD                 |
| St/Prov:       | MA                      |
| Postal:        | 02155                   |

|   |  |
|---|--|
| NARRATIVE DESCRIPTION   |  |
| This parcel contains 7,979 Sq. Ft. of land mainly classified as Res. / Comm. with a Mixed Old Building built about 1920, having primarily Vinyl Exterior and 6504 Square Feet, with 6 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 21 Rooms, and 8 Bdrrms. |  |

|                   |            |
|-------------------|------------|
| OTHER ASSESSMENTS |            |
| Code              | Descrip/No |

|        |          |
|--------|----------|
| Amount | Com. Int |
|        |          |

|                  |           |
|------------------|-----------|
| PROPERTY FACTORS |           |
| Item             | Code      |
| Z                | B2        |
| o                | NEIGH BUS |
| n                | 100       |
| Census:          | water     |
| Flood Haz:       | Sewer     |
| D                | Electri   |
| s                | Exempt    |
| t                |           |

|        |  |
|--------|--|
| Topo   |  |
| Street |  |
| Gas:   |  |

|                                   |                      |
|-----------------------------------|----------------------|
| LAND SECTION (First 7 lines only) |                      |
| Use Code                          | Description LUC Fact |
| 111                               | Apts. 4-8            |
| 7979                              | Sq. Ft.              |
| Site                              |                      |
| 0                                 | Depth / PriceUnits   |
| 70.                               | Unit Type            |

| Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | %  | Spec Land | J Code | Fact | Use Value | Notes |
|-----------|-----------|------------|------------|-----|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|----|-----------|--------|------|-----------|-------|
| 111       | Apts. 4-8 | 7979       | Sq. Ft.    | 0   | 70.   | 0.83       | 11        |        |   |        |   |        |   | 461,558         | 325       | 25 |           |        |      | 461,600   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 111      | 5984.250  | 582,675        |            | 346,200    | 928,875     |                   | 2687      |
| 325      | 1994.750  | 194,225        |            | 115,400    | 309,625     |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 02/20/09  |
|          |           |                |            |            |             |                   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 013 | FV  | 861,800    | 0         | 7,979.    | 461,600    | 1,323,400   | 1,323,400     | Year End Roll | 12/18/2019 |
| 2019   | 013 | FV  | 741,100    | 0         | 7,979.    | 461,600    | 1,202,700   | 1,202,700     | Year End Roll | 1/3/2019   |
| 2018   | 013 | FV  | 741,100    | 0         | 7,979.    | 309,900    | 1,051,000   | 1,051,000     | Year End Roll | 12/20/2017 |
| 2017   | 013 | FV  | 654,700    | 0         | 7,979.    | 296,700    | 951,400     | 951,400       | Year End Roll | 1/3/2017   |
| 2016   | 013 | FV  | 654,700    | 0         | 7,979.    | 270,300    | 925,000     | 925,000       | Year End      | 1/4/2016   |
| 2015   | 013 | FV  | 636,000    | 0         | 7,979.    | 217,600    | 853,600     | 853,600       | Year End Roll | 12/11/2014 |
| 2014   | 013 | FV  | 636,000    | 0         | 7,979.    | 194,500    | 830,500     | 830,500       | Year End Roll | 12/16/2013 |
| 2013   | 013 | FV  | 636,000    | 0         | 7,979.    | 184,600    | 820,600     | 820,600       |               | 12/13/2012 |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| WANG MING/ETAL, | 1515-97   |      | 9/15/2017 |           | 1,475,000  | No | No  |       |       |
| WANG MING/ETAL  | 1235-14   |      | 3/28/2001 | Family    |            | 1  | No  | No    |       |
|                 | 1138-183  |      | 3/20/1995 |           | 250,000    | No | No  | Y     |       |

**BUILDING PERMITS**

| Date       | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip       | Comment | Date       | Result       | By  | Name    |
|------------|--------|----------|--------|-----|------------|----------|------------------|---------|------------|--------------|-----|---------|
| 11/14/2013 | 1687   | Sign     |        | C   |            |          |                  |         | 2/22/2017  | I & E Return | EMK | Ellen K |
| 10/16/2013 | 1531   | Manual   | 1,400  | C   |            |          |                  |         | 3/21/2016  | I & E Return | EMK | Ellen K |
| 11/10/2005 | 1050   | New Wind | 19,157 |     | G7         | GR FY07  | & REPL BACK DECK |         | 1/30/2014  | Info Fm Prmt | EMK | Ellen K |
| 6/27/2005  | 637    | Renovate | 1,500  |     |            |          |                  |         | 1/27/2014  | Info Fm Prmt | EMK | Ellen K |
| 1/10/2005  | 110    | Sign     | 777    |     |            |          |                  |         | 2/20/2009  | Measured     | 345 | PATRIOT |
| 6/27/2002  | 490    | Re-Roof  | 5,000  | C   |            |          |                  |         | 12/13/1999 | Measured     | 201 | PATRIOT |
| 4/6/2001   | 246    | Sign     | 975    | C   |            |          |                  |         | 1/1/1991   |              | PM  | Peter M |
| 5/29/1996  | 211    | Manual   | 1,000  |     |            |          |                  |         |            |              |     |         |
| 3/24/1995  | 121    | Manual   | 5,350  |     |            |          |                  |         |            |              |     |         |
| 3/6/1995   | 90     | Manual   | 1,000  |     |            |          |                  |         |            |              |     |         |

**ACTIVITY INFORMATION**

|       |                                |   |   |
|-------|--------------------------------|---|---|
| Sign: | VERIFICATION OF VISIT NOT DATA | / | / |
|       |                                |   |   |
|       |                                |   |   |
|       |                                |   |   |
|       |                                |   |   |



003.0

0003

0002.A

Map

Block

Lot

2 of 2

Commercial

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

84,900 / 1,323,400

USE VALUE:

84,900 / 1,323,400

ASSESSED:

84,900 / 1,323,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 148 | -148A  | MASS AVE, ARLINGTON   |

**OWNERSHIP**

Unit #:

|          |                      |
|----------|----------------------|
| Owner 1: | BOSTON MAJORDOMO LLC |
| Owner 2: |                      |
| Owner 3: |                      |

Street 1: 73 TROWBRIDGE ST

Street 2:

Twn/City: BELMONT

St/Prov: MA Cntry: Own Occ: N

Postal: 02478 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains 7,979 Sq. Ft. of land mainly classified as Res. / Comm. with a Office Building built about 1920, having primarily Brick Exterior and 640 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | B2   | NEIGH BUS   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 325      | Store       |          | 0           |                    | Sq. Ft.   | Site      |           | 0          | 0.         | 0.00 | 11    |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 325      | 0.000     | 84,900         |            |            | 84,900      |                   | 2687      |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 02/20/09  |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             | Parcel ID     | 003.0-0003-0002.A | Date     |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|----------|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes             | Date     |
|                     |     |     |            |           |           |            |             |               |                   | 12/10/20 |
|                     |     |     |            |           |           |            |             |               |                   | 16:06:14 |
|                     |     |     |            |           |           |            |             |               |                   |          |

| SALES INFORMATION |           |      | TAX DISTRICT |           |            | PAT ACCT. |     |       |
|-------------------|-----------|------|--------------|-----------|------------|-----------|-----|-------|
| Grantor           | Legal Ref | Type | Date         | Sale Code | Sale Price | V         | Tst | Verif |
|                   |           |      |              |           |            |           |     | Notes |
|                   |           |      |              |           |            |           |     |       |
|                   |           |      |              |           |            |           |     |       |

| BUILDING PERMITS |        |         |        |     |            |          |            |         |           |              |     | ACTIVITY INFORMATION |  |  |  |  |  |  |  |  |  |  |  |
|------------------|--------|---------|--------|-----|------------|----------|------------|---------|-----------|--------------|-----|----------------------|--|--|--|--|--|--|--|--|--|--|--|
| Date             | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date      | Result       | By  | Name                 |  |  |  |  |  |  |  |  |  |  |  |
| 2/20/2009        |        |         |        |     |            |          |            |         | 2/20/2009 | Meas/Inspect | 345 | PATRIOT              |  |  |  |  |  |  |  |  |  |  |  |
| 12/3/1999        |        |         |        |     |            |          |            |         | 12/3/1999 | Meas/Inspect | 201 | PATRIOT              |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |         |        |     |            |          |            |         |           |              |     |                      |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |         |        |     |            |          |            |         |           |              |     |                      |  |  |  |  |  |  |  |  |  |  |  |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Total LAC/HAL 0.00000 Sample output to test PDF combine only

Parcel LUC: 013 Res. / Comm. Prime NB Desc: ARLINGTON Total: Spl Credit Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

| EXTERIOR INFORMATION                   |                   |   |     | BATH FEATURES        |                         |        |     | COMMENTS               |                                 |          |        | SKETCH        |      |       |            |            |              |
|--|-------------------|---|-----|----------------------|-------------------------|--------|-----|------------------------|---------------------------------|----------|--------|---------------|------|-------|------------|------------|--------------|
| Type: 71 - Office                      |                   |   |     | Full Bath:           | Rating:                 |        |     | DUPONT REAL ESTATE CO. |                                 |          |        |               |      |       |            |            |              |
| Sty Ht: 1 - 1 Story                    |                   |   |     | A Bath:              | Rating:                 |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| (Liv) Units: 1 Total: 7                |                   |   |     | 3/4 Bath:            | Rating:                 |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| Foundation: 1 - Concrete               |                   |   |     | A 3QBth:             | Rating:                 |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| Frame: 2 - Steel                       |                   |   |     | 1/2 Bath: 1          | Rating: Average         |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| Prime Wall: 7 - Brick                  |                   |   |     | A HBth:              | Rating:                 |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| Sec Wall: %                            |                   |   |     | OthrFix:             | Rating:                 |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| Roof Struct: 4 - Flat                  |                   |   |     | OTHER FEATURES       |                         |        |     | RESIDENTIAL GRID       |                                 |          |        |               |      |       |            |            |              |
| Roof Cover: 4 - Tar & Gravel           |                   |   |     | Kits:                | Rating:                 |        |     | 1st Res Grid           | Desc:                           | # Units: |        |               |      |       |            |            |              |
| Color: RED BRICK                       |                   |   |     | A Kits:              | Rating:                 |        |     | Level                  | FY LR DR D K FR RR BR FB HB L O |          |        |               |      |       |            |            |              |
| View / Desir:                          |                   |   |     | Frl:                 | Rating:                 |        |     | Other                  |                                 |          |        |               |      |       |            |            |              |
| GENERAL INFORMATION                    |                   |   |     | WSFlue:              | Rating:                 |        |     | Upper                  |                                 |          |        |               |      |       |            |            |              |
| CONDO INFORMATION                      |                   |   |     |                      |                         |        |     | Lvl 2                  |                                 |          |        |               |      |       |            |            |              |
| Grade: C - Average                     |                   |   |     |                      |                         |        |     | Lvl 1                  |                                 |          |        |               |      |       |            |            |              |
| Year Blt: 1920                         | Eff Yr Blt:       |   |     | Location:            |                         |        |     | Lower                  |                                 |          |        |               |      |       |            |            |              |
| Alt LUC:                               | Alt %:            |   |     | Total Units:         |                         |        |     | Totals                 | RMS:                            | BRs:     | Baths: | HB:           | 1    |       |            |            |              |
| Jurisdct:                              | Fact: .           |   |     | Floor:               |                         |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| Const Mod:                             |                   |   |     | % Own:               |                         |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| Lump Sum Adj:                          |                   |   |     | Name:                |                         |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| INTERIOR INFORMATION                   |                   |   |     | DEPRECIATION         |                         |        |     | REMODELING             |                                 |          |        | RES BREAKDOWN |      |       |            |            |              |
| Avg Ht/FL: STD                         |                   |   |     | Phys Cond: GD - Good | 28. %                   |        |     | Exterior:              |                                 | No Unit  | RMS    | BRS           | FL   |       |            |            |              |
| Prim Int Wall: 2 - Plaster             |                   |   |     | Functional:          |                         |        |     | Interior:              |                                 |          |        |               |      |       |            |            |              |
| Sec Int Wall: %                        |                   |   |     | Economic:            |                         |        |     | Additions:             |                                 |          |        |               |      |       |            |            |              |
| Partition: T - Typical                 |                   |   |     | Special:             |                         |        |     | Kitchen:               |                                 |          |        |               |      |       |            |            |              |
| Prim Floors: 4 - Carpet                |                   |   |     | Override:            |                         |        |     | Baths:                 |                                 |          |        |               |      |       |            |            |              |
| Sec Floors: 5 - Lino/Vinyl             | 15 %              |   |     | Total: 28 %          |                         |        |     | Plumbing:              |                                 |          |        |               |      |       |            |            |              |
| Bsmnt Flr: 12 - Concrete               |                   |   |     |                      |                         |        |     | Electric:              |                                 |          |        |               |      |       |            |            |              |
| Subfloor:                              |                   |   |     |                      |                         |        |     | Heating:               |                                 |          |        |               |      |       |            |            |              |
| Bsmnt Gar:                             |                   |   |     |                      |                         |        |     | General:               |                                 |          |        |               |      |       |            |            |              |
| Electric: 3 - Typical                  |                   |   |     |                      |                         |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| Insulation: 2 - Typical                |                   |   |     |                      |                         |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| Int vs Ext: S                          |                   |   |     |                      |                         |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| Heat Fuel: 1 - Oil                     |                   |   |     |                      |                         |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| Heat Type: 1 - Forced H/Air            |                   |   |     |                      |                         |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| # Heat Sys: 1                          |                   |   |     |                      |                         |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| % Heated: 100                          | % AC:             |   |     |                      |                         |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| Solar HW: NO                           | Central Vac: NO   |   |     |                      |                         |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| % Com Wall                             | % Sprinkled:      |   |     |                      |                         |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| MOBILE HOME                            |                   |   |     | Make:                |                         | Model: |     | Serial #:              |                                 | Year:    |        | Color:        |      |       |            |            |              |
| SPEC FEATURES/YARD ITEMS               |                   |   |     |                      |                         |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| PARCEL ID 003.0-0003-0002.A            |                   |   |     |                      |                         |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| Code                                   | Description       | A | Y/S | Qty                  | Size/Dim                | Qual   | Con | Year                   | Unit Price                      | D/S      | Dep    | LUC           | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| More: N                                | Total Yard Items: |   |     |                      | Total Special Features: |        |     |                        |                                 |          |        |               |      |       |            | Total:     |              |
| Sample output to test PDF Combine only |                   |   |     |                      |                         |        |     |                        |                                 |          |        |               |      |       |            |            |              |
| 13:16:21 PM                            |                   |   |     |                      |                         |        |     |                        |                                 |          |        |               |      |       |            |            |              |